

Project Narrative

We are proud to announce the arrival of a new single family subdivision in the Scottsdale area. This project is located along Shea Blvd approximately ^{300ft} west of 124" Street. It is a 7.226(gross) acre parcel. It contains 28 lots which are each at least 5,300 square feet.

As you drive east on Shea Blvd. you will ^{run} across the entrance to the project. There is a deceleration lane which ties Shea to the project drive allowing for easy transition from the traffic of Shea. As you drive into the project you will first pass the small decorative walls before you enter the roundabout located before you enter the project. This round about and the site drive is lined with decorative pavers which extend ^{200ft} from Shea. As you continue to drive you will see the project entrance which is a decorative wrought-iron gate which features the symbol of the ~~fleur-du-lis~~ which is the brand for Montacino. From the gates extend in both directions a wall which is 6ft in height which is covered in stucco and painted to match the color of the buildings. Along this wall you will find 7ft high stone-clad columns at intervals along the front. This wall allows for additional seclusion from Shea Blvd. This wall is located along the backyards of the lots at the north side of the property. The lots are ^{80ft} to ^{100ft} away from Shea Blvd. A large portion of NAOS has been provided in this buffer.

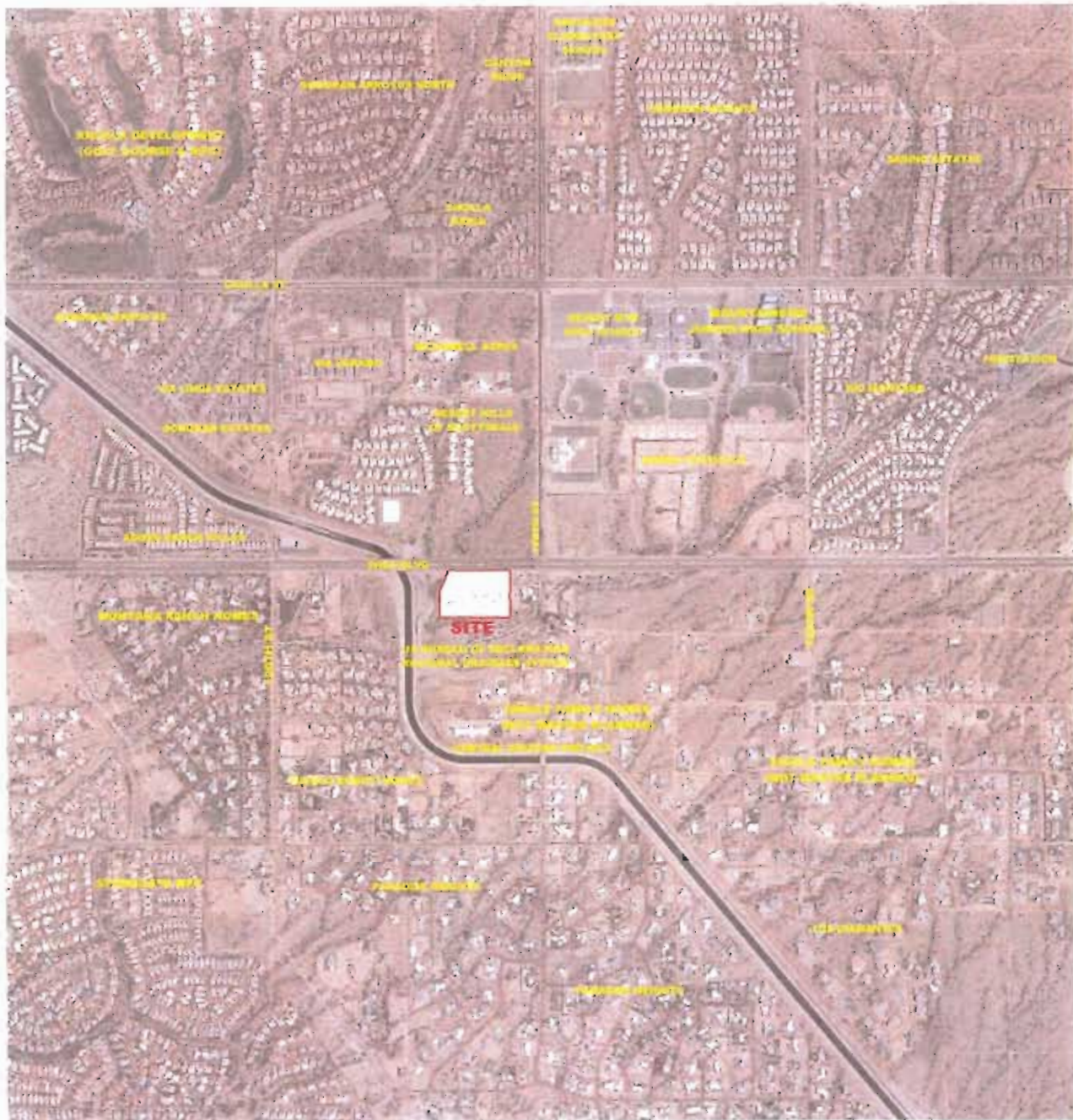
As you continue through the gates you will follow the project drive which splits into two one-way roads which separate and allows for a large landscaped island between these lanes. As you drive in further, the road connects to the main project drive. The drive is a meandering road which connects the driveways of all of the lots. At either end you will find a ^{81ft} paved ~~turn~~ about which has a landscaped center island.

The homes in this project are single floor dwellings with a second-story casita. These homes are located on the property line (zero lot line) on one side which allows for a ^{10ft} separation on the opposite side. The front door for each home is located along the side of the building and the separation allows for a featured entrance to each home. There is also a ground-floor casita which can be built at the option of the home-buyer.

These homes are separated from "adjacent" developments. There is a retention basin which allows for a ^{300ft} separation between us and the ~~Hayden-Rhodes~~ Aqueduct on the west side. The retention basin continues and provides for a ^{600ft} separation between us and the single family homes which are across the basin. There is a single family home which is located to the east of our property. In consultation with the home-owner we have provided an ^{8ft} high wall to separate the projects.

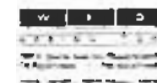
This project is a beautiful secluded community which is located just close enough to the attractions of Scottsdale without having to give up any privacy. This project is perfect for empty-nesters allowing them manageable lots which are easy to maintain. From north to south, east to west, this is a quality project.

ATTACHMENT #2B



[illegible]

WE SIGNED DECOMPOSED WHITE T-SHIRT. COULD BEAT US IN ALL FOR
BLACK. I AM NOT SURE.



TYPICAL ON-LOT LANDSCAPING

Montacino McDowell Mountain Estate Villas

Prepared for: Montano McDowell Mountain, L.L.C

25-09-01